



CLIFFNOTES

The Newsletter of the Clifftops Property Owners Association

July/August 2009

Calendar of Events

**August 7: First Friday, Lake Club,
6:00 p.m., hosted by Susan and
Bob Thomas**

**August 9: Community Meeting, 2:00
p.m., Lake Club (see article)**

**September 4: First Friday, Lake Club,
6:00 p.m., hosted by Bo and Ed
Jackson**

**September 13: CPOA Board Meeting,
2:00 p.m., Lake Club**

From the President

This issue of *Cliffnotes* is full of news and updates about various projects underway in Clifftops. It has been a busy spring and summer for the Board, and I am pleased with the progress we have made in a number of areas.

Our new pool has seen quite a bit of use since its opening in May. With all of that use has come a few problems, and I encourage you to read the articles about the Pool (and the Lake) below. We all have an interest in seeing that our facilities are used appropriately, and I ask for your cooperation in these matters.

I also encourage you to attend the Community Meeting on August 9. The Board welcomes your comments on how we can make Clifftops an even more welcoming place.

Henry Blizzard

Community Meeting

CPOA members are invited to attend the Community Meeting scheduled for Sunday, August 9 at 2:00 p.m. at the Lake Club. This open meeting, one of two community meetings held each year, is designed for members to raise issues and concerns with the Board of Directors. An update on the Strategic Planning II process will be provided.

Light refreshments will be served. Please plan to attend!

Dumpster News

The dumpster located near the front gate has been well used by property owners. The CPOA Board recently authorized the installation of a larger dumpster to accommodate all the trash. The dumpster is being emptied twice each week, on Tuesdays and Thursdays.

A few considerations will help ensure that all residents can make use of our dumpster:

- Please do not use the dumpster for clippings, tree branches, or other vegetation.
- The dumpster is designed for household trash. Homeowners doing remodeling work on their property should be responsible

for disposing of their trash themselves and should not use the dumpster. If you are using a contractor, that person should take debris to the landfill.

- If the dumpster is full, please don't leave trash beside or on top of it. Piles of trash are unsightly, dangerous, and can attract animals. Weekends tend to be the times when the dumpster gets full; to avoid this problem, use the dumpster earlier in the week.
- Recycling facilities for cardboard, plastic, and metal are available in both Montecagle and Sewanee. Help extend the life of local landfills by recycling whenever possible.

CPOA Board Nominees

The Nominating Committee has recommended Jack Furman and Howard Smith for three-year terms to the Board. Howard is eligible to continue on the Board since he is currently completing the term of a Board member who resigned.

Biographical information on the nominees will be mailed to CPOA members in September. Voting will be done at the annual meeting on November 7.

Board Meeting Summary

The regular meeting of the CPOA Board was held on July 12 at 2:00 p.m. at the Lake Club.

Treasurer Baker Walker reported that revenue is on plan and that expenses are about \$12,000 under budget at the halfway point in our fiscal year.

Greg Magavero, chair of the Strategic Planning Committee, submitted the Committee's annual recommendations for capital and maintenance expenditures for the upcoming year. The Board approved capital expenses of more than \$67,000 and road repair expenses of more than \$23,000.

Greg also reported on efforts for the Strategic Planning II process. The SP retreat in April resulted in the creation of thirteen objectives, as well as a mission and vision statement for Clifftops. The objectives are to be studied by seven subcommittees, with reports due by the end of 2009. See article below for more information on this part of SPII efforts.

Judy Magavero reported for the Pool Committee. She reminded the group that a pool sign-in book is located on the side of the pool near the Clubhouse and that users should sign in and out.

While pool users are pleased with the new pool, there have been a few problems with disruptive and dangerous behavior by some users. See the pool article below for more information.

Concerning the Lake, the Board approved a resolution to refer these issues to the Lake Subcommittee (part of the SPII process). The resolution calls for the group to review all prior Lake studies, to study the current condition and all types of uses of the Lake, to consider the positive and negative impacts of changes to the Lake, and to make specific

recommendations to the Board as soon as feasible.

The next Board meeting will be September 13 at 2:00 p.m. at the Lake Club.

Note: the full text of the minutes of Board Meetings is posted on the Clifftops Website, www.clifftops.net, once the minutes are approved. In the meanwhile, copies of the unapproved minutes are available at the Office.

Use of the Pool and the Lake

There have been several recent reports of inappropriate use of the Pool and the Lake. Some of the problems are a result of the failure of users to adhere to the Clifftops "Rules and Regulations" as published in the Directory. Those rules state that use of either the Lake or the Pool is conditional on the presence of the CPOA member or registered tenant. (See Sections 10 and 11).

Whether or not the CPOA member is present, however, behavior of users of the Lake and Pool should be appropriate to a family environment. Loud and boisterous play, profanity, conspicuous use of alcohol, roughhousing, and lewdness should certainly be avoided. No resident or guest should feel compelled to leave the Pool or the Lake due to the behavior of others.

If such inappropriate use and behavior is not curtailed, there will be no further alternatives for the Association but to further restrict access or to pay for a guard at the Pool. The former is unpleasant and the latter is costly.

Please monitor the use of the Lake and the Pool by your guests and children. Please read and follow the "Rules and Regulations." Your attention is directed to the pool rules that specify that children 14 years of age or younger must be accompanied at all times by an adult 18 years or older. Teenagers 15 to 17 years old may not have more than three teenaged guests without a chaperone present.

If behavior of others results in your leaving the Pool or the Lake, please call or e-mail the Manager and identify the problems so that they may be addressed with the homeowner involved.

All of us have a substantial investment in the new Pool and in the Lake. We want to insure that the behavior of a few inconsiderate property owners and their guests does not result in damage to our facilities or the creation of an unfriendly environment.

No Fishing at the Beach

A "no fishing from the beach" sign has been placed at the Lake. This does not mean that fishing is prohibited from the shore, but only from the sandy area. The sandy area is designed for bathers and waders, and some who have fished from the sand beach in the past have left lures and hooks there.

If those who want to fish will do so in the grassy area around the Lake, those who want to swim and enjoy the sand can do so without fear of injury.

Thanks for your cooperation in helping keep the Lake safe and available to all its users.

Strategic Planning II Update

At the strategic planning workshop held in April, participants identified thirteen objectives for Clifftops over the next several years and also developed mission and vision statements (see article below).

At its meeting on July 12, the CPOA Board approved these items as well as the Strategic Planning Committee's recommendation that a series of subcommittees be charged with formulating plans for achieving the objectives listed below:

- 1) Strengthen and improve communications between Board and community members.
- 2) Simplify the financial information that needs to be communicated to members and strengthen understanding by members of the financial status and challenges of the Association.
- 3) Monitor and revisit how the Board is handling conflict between Board and community.
- 4) Improve the preparation of Board members in advance of Board service through an organized Board orientation and education program, and establish a succession plan that identifies and recruits new leadership.
- 5) Create a comprehensive vision and plan for each community asset, beginning with establishing constraints contained in the Covenants, and exploring possible upgrades and expansion.
- 6) Better manage the liabilities of joint facilities and amenities in

- coordination with comprehensive plan.
- 7) Reduce the threat of fire damage by educating members about prevention measures and notification of fire dangers, etc.
- 8) Increase CPOA influence over local utilities and public services through better relations with local officials and agencies and improved public relations.
- 9) Explore the possibility of obtaining some influence over the quality of growth outside the gates and determine the current status and any likely change prospects for the local urban growth plan.
- 10) Refer the threat of failure of financial controls to the Finance Committee.
- 11) Increase and improve involvement with the University of the South for the mutual benefit of Clifftops and the institution.
- 12) Improve larger community image of Clifftops by increasing positive interactions with the larger community.
- 13) Increase educational and social opportunities for members.

After a review of these objectives, the SPC identified seven subcommittees to develop action plans to achieve these objectives. While not all of these subcommittees have yet been formed, plans are underway.

A **Communications** subcommittee will address objective #1 and will work with the current Finance Committee to address #2. Elaine Goleski has agreed to chair this group. The current Finance

Committee will also address objective #10. Treasurer Baker Walker chairs this group.

The **Outreach** subcommittee will have two parts: one for issues related to **Monteagle and Grundy County**, and the other for issues related to the **University and Franklin County**. This group will deal with objectives 8, 9, 11, and 12. Mike Yarworth has agreed to chair the Monteagle and Grundy County group.

The **Asset and Risk Management** subcommittee will be divided into six groups, addressing each of the CPOA's major assets. The groups together will cover objectives #5 and #6. To date, the **Lake** subcommittee (chaired by Dennis Raines), the **Roads and Front Entrance** subcommittee (chaired by Don Zimmerman), and the **Grounds** (chaired by Ed Jackson) subcommittee have been formed.

The **Fire Safety** subcommittee, chaired by John Dumanski, will address objective #7.

The **Leadership Development and Succession** subcommittee, chaired by Susan Thomas, will address #3 and #4.

An expanded **Social** subcommittee, chaired by Nancy Bradshaw, will address objective #13.

These subcommittee chairs are in the process of identifying members for their respective groups. These persons are expected to provide expertise, serve as

part of a cohesive team, and represent a diversity of perspectives.

Since a final report is expected from each group by the end of 2009, the groups will be small in number, and not all property owners who express interest in a particular subcommittee may be included. However, community meetings and other opportunities will give all interested property owners the opportunity to provide input.

I would like to thank all those CPOAers who have agreed to chair or serve on these subcommittees, and I ask for your support of their efforts.

Greg Magavero, SPC chair

Mission and Vision Statements

The following mission and vision statements for Clifftops were drafted at the April strategic planning workshop and approved at the July Board meeting.

Vision statement: Clifftops will be an appealing, congenial, private Cumberland Plateau community; a peaceful and protected haven that welcomes people who value the beauty of its natural setting; who work collaboratively to enhance its common assets; and who are committed to meeting the evolving needs of property owners and the Association.

Mission statement: To support the community's vision through effective governance that ensures open and responsible decision making, high quality maintenance and enhancement of community assets, effective

operations, and sound financial planning in keeping with the charter, covenants, and bylaws of the community, and CPOA.

From the Property Manager

Many residents have probably noticed the coring project recently conducted on Winterberry Drive. This effort resulted from the obvious failure of the paving on that street in comparison with adjacent roads. Even though Winterberry receives less traffic than Lakeshore Drive, which was paved two years before Winterberry, the pavement on Winterberry has deteriorated substantially. Based on the analysis of the Winterberry pavement conducted by the paving firm that did the core samples, we believe that the problem is a result of a combination of poor materials in the sub-grade of the road, as well as thin base preparation. Repair options for Winterberry will be evaluated and presented to the Strategic Planning Committee.

Four other streets are scheduled for similar evaluation in 2010. Since the next scheduled round of road paving is in 2014, we are in the process of evaluating the paving to determine which streets may not need repaving at that time, and which may need repaving before that time. Sub-grade and base preparation problems should be addressed before repaving is done so we do not waste our paving funds on streets that are insufficiently prepared.

I am pleased to report that Clifftops has benefitted from the efforts of four young workers employed with funds provided by the economic stimulus program. You may have noticed these young men

have doing various chores in our common areas. Our only expense has been the purchase of a few hand tools for their use.

Recently, the locking mechanism on the gates at the new pool has malfunctioned. I am working with the manufacturer to find a solution that will enable us to control access to the pool. I appreciate your patience as we attempt to resolve this problem.

I encourage you to read the articles in this issue about water rates and problems with use of the Lake and the pool. Clifftops works well because all of us are involved in the maintenance of our common assets. I hope you will read about the problems we have recently encountered with our common assets and work with me to resolve them.

Ty Burnette

Water Rates

Some residents may be unaware of the rates charged by the Monteagle Public Utility Board. The current schedule of rates was placed into effect on September 1, 2008.

Clifftops residents pay an "outside city limits" residential rate. The minimum monthly charge (for up to 2000 gallons) is \$22.10. Additional usage is charged at the rate of \$11.00 per 1,000 gallons.

A proposal for new water rates is currently under consideration. This change will most likely result in a decrease for "normal" volume users. If this proposal goes into effect, details will be included in the next issue.

Adult Stretch and Flex Aquatic Exercise Program in Full Swing

Since June 15, Clifftops residents have been enjoying our new pool with workouts from 9 -10 on Monday and Thursday mornings, weather permitting. Participants report that the exercise is helping them improve flexibility and joint mobility from head to toe and that they are feeling more energetic through the day.

Clifftoppers are invited to join the group as their schedules permit. Participants are encouraged to exercise at the level of intensity best for them. Some may find that a pool "noodle" and aquatic shoes are helpful. The water temperature in the pool has been comfortable and conducive to exercise.

For more information, contact class instructor Judy Magavero at 924-3118.

In Memoriam

Charles Baker died in Nashville on June 17. He is survived by his wife Jane.

Marjorie Ann Swift died in Sewanee on July 9.

Donations for Monteagle Fire Department

Earnie Lumpkins, Social Committee chair, reports that, despite the cancellation of the 4th of July dinner (proceeds were to benefit the Monteagle Fire Department), we are still attempting to raise funds for this vital local resource. Since the Monteagle FD is all-volunteer force, they are especially in need of our support.

If you would like to make a contribution, please leave your check at the Office. Checks should be made payable to the Fire Department.

A Piece of History

Historical maps of an early design of the Clifftops development (as described in the September/October issue of *Cliffnotes*) are still available. The smaller map (20 x 30 inches) is \$65; the larger version (30 x 48 inches) is \$185.

If you are interested in ordering a map, please contact Ty or Suzan at the Office.

Did You Know?

That the small wooden box next to the Guardhouse contains copies of the *Mountain Messenger* and the *Cumberland View*? Since the Guardhouse is open only until 3 p.m. Monday through Friday, this local newspaper box provides an opportunity for Clifftoppers to pick up the local papers whenever they enter Clifftops.

Comings and Goings

Welcome to:

Emily and Sam McNair, Basswood Court, Lot 9